

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BRATTLE DR, ARLINGTON

## OWNERSHIP

Owner 1:	NOSTALGIA PROPERTIES LLC				
Owner 2:					
Owner 3:					
Street 1:	39 BRIGHTON AVE				
Street 2:					
Twn/City:	BOSTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02134			Type:	

## PREVIOUS OWNER

Owner 1:	JOHNSON ELBRIDGE S JR TR -		
Owner 2:	-		
Street 1:	50 GROVE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1955, having primarily Stucco Exterior and 8459 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 22 Rooms, and 11 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
112	Apts. 8 Plus		8772		Sq. Ft.	Site
112	Apts. 8 Plus		11		No. of Un	Site

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	8772.000	1,163,900	7,500	698,500	1,869,900
Total Card	0.201	1,163,900	7,500	698,500	1,869,900
Total Parcel	0.201	1,163,900	7,500	698,500	1,869,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		221.06	/Parcel: 221.06

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	1,163,900	7500	8,772.	698,500	1,869,900		Year end	12/23/2021
2021	112	FV	1,163,900	7500	8,772.	665,500	1,836,900		Year End Roll	12/10/2020
2020	112	FV	1,112,200	7500	8,772.	605,000	1,724,700	1,724,700	Year End Roll	12/18/2019
2019	112	FV	918,100	7800	8,772.	605,000	1,530,900	1,530,900	Year End Roll	1/3/2019
2018	112	FV	918,100	7800	8,772.	605,000	1,530,900	1,530,900	Year End Roll	12/20/2017
2017	112	FV	788,700	7800	8,772.	495,000	1,291,500	1,291,500	Year End Roll	1/3/2017
2016	112	FV	788,700	7800	8,772.	495,000	1,291,500	1,291,500	Year End	1/4/2016
2015	112	FV	691,600	8000	8,772.	418,000	1,117,600	1,117,600	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2021	I & E Return	MM	Mary M
7/19/2019	I & E Return	MM	Mary M
10/2/2018	MEAS&NOTICE	PH	Patrick H
4/11/2016	I & E Return	EMK	Ellen K
2/19/2009	Meas/Inspect	197	PATRIOT
11/10/2000	Hearing N/C		
1/12/2000	Meas/Inspect	243	PATRIOT
10/21/1998		PM	Peter M

**Sign:**
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_

Total AC/HA: 0.20138	Total SF/SM: 8772	Parcel LUC: 112	Apts. 8 Plus	Prime NB Desc	APT AVG		Total: 698,500	Spl Credit		Total: 698,500
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